

THOMAS BROWN

ESTATES



Chelsfield Lane, Orpington, BR6 7RS

Guide: £700,000-£715,000

- Executive 3 Bedroom Detached Bungalow
- Minutes Walk from Goddington Park
- 2 Reception Rooms, Conservatory
- Potential to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, executive three bedroom detached bungalow situated on the ever popular Chelsfield Lane boasting two reception rooms, a wonderful conservatory and integral garage. The property benefits from a wide plot and offers fantastic potential to extend further (STPP) into the loft space and/or convert the garage if required. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, kitchen, conservatory with views over the rear garden, three bedrooms and a shower room. Externally there is a 50'x40' rear garden, integral garage to the side and a drive for numerous vehicles to the front. Chelsfield Lane is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and accommodation on offer.



ENTRANCE PORCH

Two double glazed windows, double glazed French doors to front, carpet.

ENTRANCE HALL

Double glazed opaque composite door to front, carpet, radiator.

LOUNGE

15' 04" x 12' 05" (4.67m x 3.78m) Double glazed sliding door to conservatory, carpet, radiator.

DINING ROOM

16' 10" x 9' 08" (5.13m x 2.95m) Double glazed window to side, double glazed opaque panel to side, double glazed bay window to rear, carpet, electric underfloor heating.



KITCHEN

13' 04" x 8' 10" (4.06m x 2.69m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, double glazed window to conservatory, double glazed door to conservatory, vinyl flooring, radiator.

CONSERVATORY

23' 05" x 13' 09" (7.14m x 4.19m) Brick base, double glazed window to rear, two double glazed French doors to rear, electric underfloor heating, tiled flooring.

BEDROOM 1

13' 08" x 12' 11" (4.17m x 3.94m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.



BEDROOM 2

12' 03" x 9' 06" (3.73m x 2.9m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

12' 04" x 7' 06" (3.76m x 2.29m) (currently used as an office) Double glazed window with shutters to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" x 40' 0" (15.24m x 12.19m) Paved, flowerbeds, numerous seating areas.

FRONT

Block paved drive for multiple vehicles, mature flowerbeds.

INTEGRAL GARAGE

20' 02" x 10' 03" (6.15m x 3.12m) Electric up and over door, power and light, double glazed opaque panel to side.

DOUBLE GLAZING

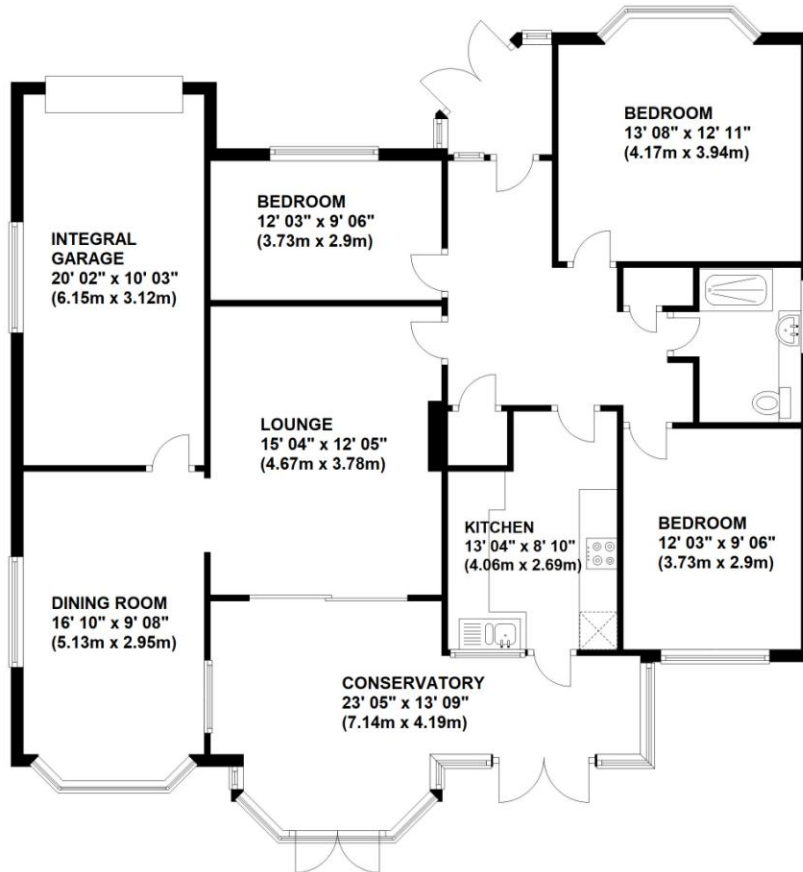
CENTRAL HEATING SYSTEM

ALARMED

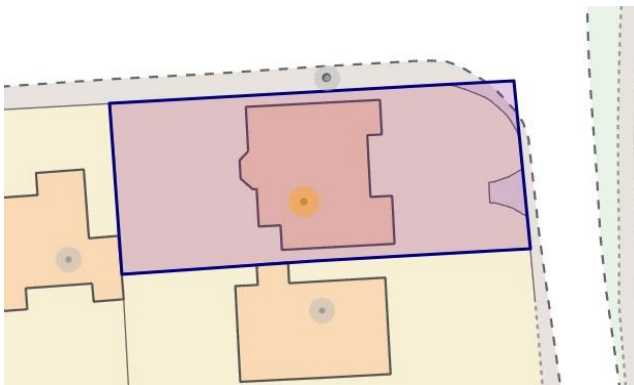


Ground Floor

Approx. 134.4 sq. metres (1447.1 sq. feet)



Total area: approx. 134.4 sq. metres (1447.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: F

Tenure: Freehold

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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